

AGENDA  
PLANNING AND ENVIRONMENTAL REVIEW BOARD (PERB)  
Thursday Meeting – April 15, 2004  
Department of Planning and Land Use Hearing Room  
5201 Ruffin Road, Suite B  
San Diego, CA 92123 - 8:30 a.m.

For further information, call (858) 694-3816.

Those persons wishing to address the Board on any item are required to fill out a speaker's slip and to verbally give their names and addresses before making their presentation.

No writings of more than one page in length, submitted by any member of the public or County staff shall be received as evidence by the PERB unless it is filed with the Secretary of the PERB no later than 3:00 p.m. on the day prior to the item on which the handout relates is scheduled for consideration. For good cause shown, the PERB may receive as evidence writings which have not been timely filed with the Secretary. The PERB may impose reasonable conditions on receiving late-filed writings, including that the item be continued.

A limited number of staff reports are available at the Board meeting.

A proponent or protestant of record may appeal a final decision of the PERB. The appeal needs to be filed within 10 calendar days of the hearing except that an appeal of a Time Extension for a Tentative Map must be filed within 15 days. The appeal can be filed between 8:00 a.m. and 4:00 p.m. with the Department of Planning and Land Use at 5201 Ruffin Road, Suite B, San Diego, California 92123. If the last day of the appeal period falls on a weekend or County Holiday, an appeal will be accepted for filing until 4:00 p.m. on the next day the County is open for business. The fee for an appeal that will be heard before the Planning Commission is \$750.00. The fee is \$500.00 for an appeal that is heard by the Board of Supervisors. (NOTE: Staff recommendations are preliminary and subject to change.)

ROLL CALL  
RULES AND PROCEDURES

A final decision may be made by the Board today on Planning and Environmental Review Board items. Environmental impact requirements will be decided and major issues identified.

1. Waiver of the "P" Planned Development Special Area Regulation for Proposed Single-Family Residence, Fallbrook Community Planning Area (Gowens)

This is a request to waive the application of the "P" Planned Development Special Area Regulation to a property proposed to be improved with a single-family residence. Properties zoned with the "P" Planned Development Special Area Regulation allow for any new use or construction only pursuant to a Major Use Permit, existing agricultural or extractive operations excepted. The subject property is located at 168 Lillian Way, on the end of a cul-de-sac on a street occupied entirely by existing single-family residences. Section 5804.c of the Zoning Ordinance specifies criteria under which the "P" regulation may be waived, and the subject property meets each of these criteria.

PUBLIC REQUEST TO BE HEARD

**This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".**